



Dunholme Avenue,
Loughborough



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£270,000

- UPVC DOUBLE GLAZED
- GREAT COMMUTER LINKS
- LANDSCAPED GARDEN
- PARKING FOR THREE CARS
- GARAGE
- LOG BURNER
- SCHOOLS CLOSE BY
- EPC rating C



This beautifully presented three-bedroom semi-detached home on Dunholme Avenue has been thoughtfully extended and upgraded, offering generous living space alongside a range of modern features. Combining charm, practicality and comfort, it is ideal for families or buyers seeking a home in a desirable part of Loughborough.

Inside, the property enjoys a spacious lounge complete with a feature log burner, creating a warm and inviting atmosphere. The extended layout provides additional living space, with a modern fitted kitchen boasting a Biomburg electric oven and Hotpoint electric hob, integrated full size dishwasher and integrated under counter fridge. The convenience of a downstairs WC adds to the practical design, while an upstairs family bathroom is fitted with an off-the-boiler power shower, offering comfort and efficiency. Three well-proportioned bedrooms ensure ample accommodation for a growing family.

The exterior of the property is equally impressive. A beautifully landscaped rear garden provides a private and tranquil outdoor space, ideal for entertaining or relaxing in the warmer months. The property further benefits from a garage, providing both parking and additional storage options.

Additional features include UPVC double glazing throughout and gas central heating as well as a fully boarded loft with pull-down ladder access, offering valuable extra storage space.



Located on Dunholme Avenue, the property is within popular school catchment areas and enjoys easy access to an excellent range of local amenities. Supermarkets, leisure facilities, cafes, pubs and restaurants are all close by, while excellent transport links connect residents to the M1 and surrounding towns.

This extended three-bedroom home brings together modern living, generous space and a sought-after location, making it an excellent opportunity for buyers in Loughborough.

LOUNGE 3.89m x 3.69m (12'10" x 12'1")

DINING ROOM 3.3m x 2.74m (10'10" x 9'0")

OFFICE 1.93m x 2.74m (6'4" x 9'0")

KITCHEN 3.3m x 2.2m (10'10" x 7'2")

BEDROOM ONE 3.95m x 3.06m (13'0" x 10'0")

BEDROOM TWO 3.25m x 3.06m (10'8" x 10'0")

BEDROOM THREE 2.92m x 1.98m (9'7" x 6'6")

BATHROOM 1.9m x 1.98m (6'2" x 6'6")

SERVICES

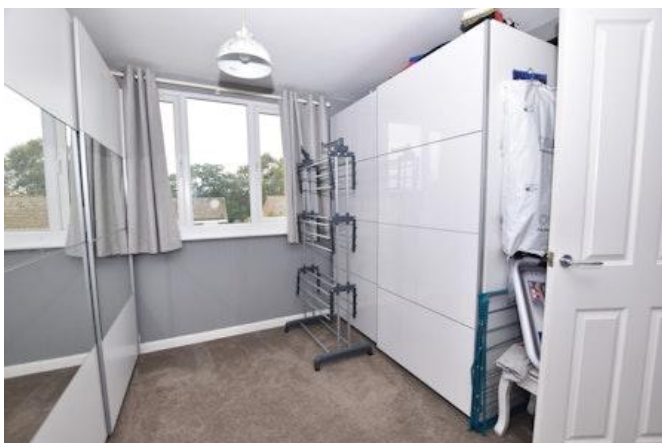
All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

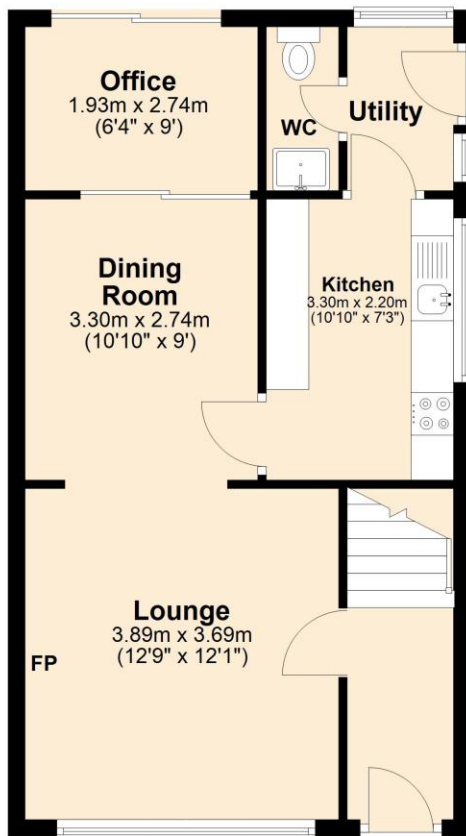
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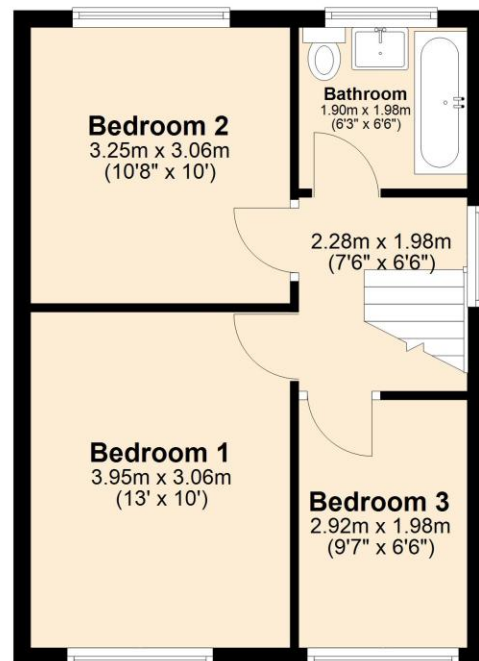
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)

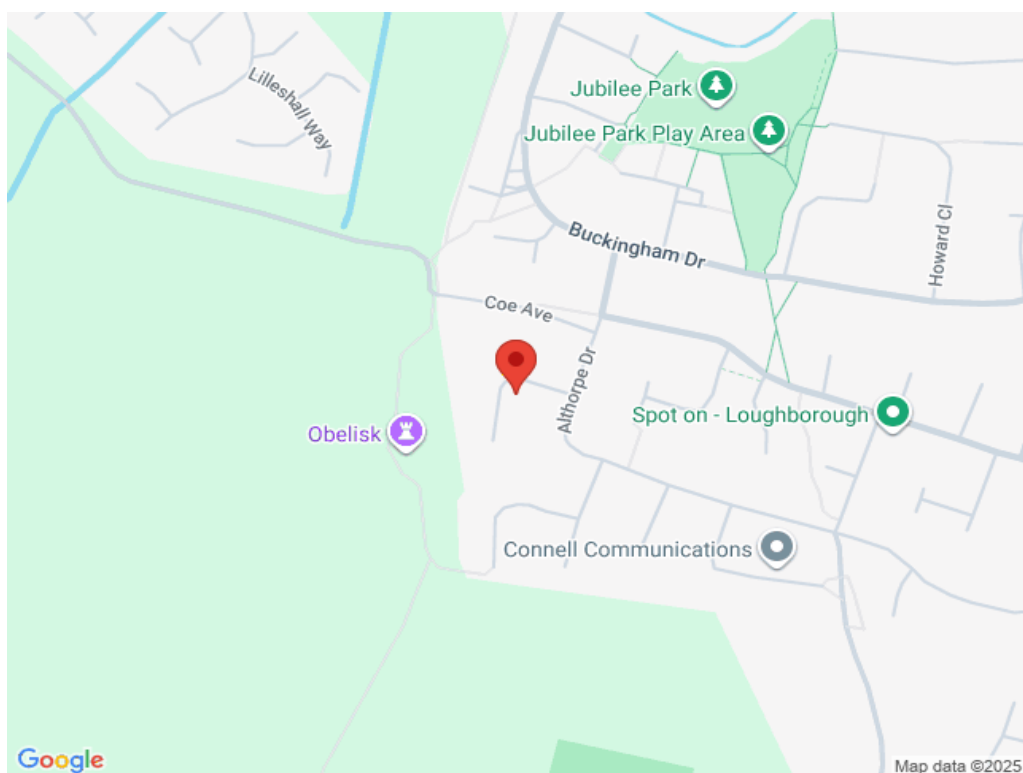


First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 sq. feet)



Newton Fallowell Loughborough

01509 611119

loughborough@newtonfallowell.co.uk